

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JANUARY 10, 2008

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TMP-25488- APPLICANT: CIVILWORKS, INV - OWNER: RENZI TOWERS, LLC

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL, subject to:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-10143), the Las Vegas Redevelopment District and the Downtown Centennial Plan / Arts District.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

TMP-25488 - Conditions Page Two
January 10, 2008 - Planning Commission Meeting

Public Works

6. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
7. Submit a Petition of Vacation for the existing sanitary sewer easement and the existing public easement along the eastern boundary of this site unless the easements are being retained, acknowledged and appropriate vehicular access preserved and/or provided as appropriate; no buildings or permanent structures shall encroach into public easement areas. If the easements are vacated, the Order of Vacation for both of these existing public easements shall record prior to the recordation of the Final Map for this site.
8. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Downtown Bus Rapid Transit Connector project, the 3rd Street/Casino Center Realignment project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. Coordinate with the Collection Systems Planning Section of the Department of Public Works for appropriate sewer location and connection points prior to the submittal of any construction drawings.
10. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-10143, the approved Traffic Impact Analysis and all other applicable site-related actions. We note that this Tentative Map does not conform to the conditions required by the approved Traffic Impact Analysis. Construction drawings must comply with the approved Traffic Impact Analysis unless appropriate Deviations from City Standards are approved by the City Engineer.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

TMP-25488 - Staff Report Page One
January 10, 2008 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a mixed-use condominium tower development consisting of 1,011 residential units and 9,260 square feet of retail space on 1.30 acres at 1209 South Third Street. Elevations of the building depict a base of 11 floors. Above the base two towers rise from the base, each consisting of 50 floors of residential units and roof. The base of the development will consist of a lobby level with retail stores and 10 levels of parking will be above the lobby.

The submitted Tentative Map conforms to the approved Site Development Plan Review (SDR-10143), therefore, Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/16/87	The City Council approved a Rezoning (Z-0076-87) from R-4 (Apartment Residence) to C-2 (General Commercial) at 1133 and 1137 South Third Street. The Planning Commission and staff recommended approval on 08/25/87.
12/02/87	The City Council approved a Review of Condition (Z-0108-87), which resulted in the elimination of the condition which required a one year review on property located at 1141, 1201 and 1205 South Third Street. The Planning Commission and staff recommended approval on 11/12/87.
12/04/02	The City Council approved a Site Development Plan Review (SDR-1061) for a 32-unit apartment complex on 0.68 acres adjacent to the east side of Third Street, approximately 270 feet north of Colorado Avenue. The Planning Commission and staff recommended approval on 11/07/02.
12/15/05	The Planning Commission approved a request for a Site Development Plan Review (SDR-10143), with condition changes, for a 68-story mixed-use development consisting of 1,011 residential units and 9,260 square feet of retail space; and waivers of the downtown streetscape standards, build-to-line standards and step back standards on 1.30 acres at 1209 Third Street.
12/15/05	The Planning Commission considered related items and determined the request for a Special Use Permit (SUP-10146) for a proposed 776-foot building in the airport overlay and a related request for a Special Use Permit (SUP-10230) for a proposed mixed-use development on 1.03 acres at 1209 Third Street, were not needed and the requests were stricken from the agenda.

TMP-25488 - Staff Report Page Two
January 10, 2008 - Planning Commission Meeting

01/18/06	The City Council approved a request for a Site Development Plan Review (SDR-10143) for a 68-story mixed-use development consisting of 1,011 residential units and 9,260 square feet of retail space; and waivers of the downtown streetscape standards, build-to-line standards and step back standards on 1.30 acres at 1209 south third street.
01/16/08	The City Council will hear a request for an Extension of Time (EOT-25935) of Site Development Plan Review (SDR-10143) which will expire 01/19/08.

<i>Pre-Application Meeting</i>	
10/23/07	Discussed requirements for submittal of application. An Extension of Time for the approved Site Development Plan Review by 01/18/08. Public Works advised applicant to meet with traffic to revise driveways.
11/26/07	Applicant met with Fire/Traffic/Right-of-Way and Planning. Bus Rapid Transit station will affect the Renzi Tower driveway and California Street, as right in and right out only on Third Street. Fire advised the design of the front driveway on site must be enlarged to allow room for fire trucks. A Vacation may be needed for sewer line along eastern boundary. The alley has been vacated but retained as an easement by the city, it may need to be vacated.
<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required for this application, nor was one held.	

<i>Field Check</i>	
12/13/07	

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.30

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped/Multi-Family Dwelling	MXU(Downtown-Mixed Use)	R-4 (High Density Residential)
North	Single Family Residential	MXU(Downtown-Mixed Use)	R-4 (High Density Residential)
South	Undeveloped	MXU(Downtown-Mixed Use)	R-4 (High Density Residential)
East	Offices	C (Downtown – Mixed Use)	C-1 (Limited Commercial)
West	Offices /Multi-Family Dwellings/ Undeveloped/Single Family Residential	MXU(Downtown-Mixed Use)	R-4 (High Density Residential) Under a Resolution of Intent to C-1 (Limited Commercial)

TMP-25488 - Staff Report Page Three
January 10, 2008 - Planning Commission Meeting

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		
Downtown Centennial Plan / Arts District	X		Y
Redevelopment Plan Area	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts	X		
A-O (Airport Overlay) District	X		Y
Live/Work Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment	X		Y
Project of Regional Significance		X	N/A

Redevelopment Plan Area

The parcel is within the boundaries of the Las Vegas Redevelopment Area, with a Mixed-Use land use designation. The proposed uses are in conformance with the Redevelopment Plan.

Development Impact Notification Assessment

An Environmental Impact Assessment questionnaire was circulated to affected Agencies and Entities for the mandated 15-day period as part of the Site Development Plan Review (SDR-10143). No comments were received regarding this project being deemed a “Project of Significant Impact”.

Project of Regional Significance

This proposed project has been deemed a Project of Regional Significance, due to the number of units, which exceed 500. The applicant has indicated that there are a total of 1,011 residential units proposed.

Downtown Centennial Plan/Arts District

The parcels are within the Las Vegas Downtown Centennial Plan boundaries, and is located within the Arts District plan area. The district is intended to accommodate a variety of commercial, residential, and arts-related uses within a dense, urban environment. The proposed project is consistent with the goals and objectives of the Downtown Centennial Plan.

Title 19.06.060 exempts properties within the Downtown Centennial Plan area from the automatic application of building height limitations, setbacks, lot coverage, residential adjacency, standard landscaping requirements, and standard parking requirements. The Downtown Centennial Plan addresses certain site development standards, which are detailed below:

TMP-25488 - Staff Report Page Four
January 10, 2008 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to Title 19.08 and the Site Development Plan Review (SDR-10143), the following development standards apply to the subject site:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A	1.30	N/A
Min. Lot Width	N/A	186 Feet	N/A
Min. Setbacks <ul style="list-style-type: none"> • Front • Side • Corner • Rear 	0 Feet 0 Feet 0 Feet 0 Feet	10 Feet 0 Feet 5 Feet 0 Feet	Y Y Y Y
Max. Lot Coverage	Up to 100%		Y or N
Max. Building Height	N/A	68 Story	N/A
Trash Enclosure	Within four individual rooms	Interior/Basement	Y
Mech. Equipment	Screened	Screened	Y
3:1 Proximity Slope	Exempt	N/A	N/A
Building Stepback	Waiver Approved (SDR-10143)	N/A	N/A
Build-to-Line	Waiver Approved (SDR-10143)	N/A	N/A

Remapping of the site will combine the existing lots into one single common area surrounding the building.

Downtown Streetscape Standards

<i>Streetscape Standards</i>	<i>Required</i>	<i>Provided</i>	<i>Compliance</i>
North/South Street	1 Palm Tree @ 35' o.c. 12 Trees	10 Trees	N
Sidewalk	11 Foot Sidewalk	10 Foot Sidewalk	N

TMP-25488 - Staff Report Page Five
January 10, 2008 - Planning Commission Meeting

Parking Requirement - Downtown							
Use	Gross Floor Area or Number of Units	Base Parking Requirement		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular		Handi-capped
Residential Units	1,011Units	1 per Unit	990 Spaces	21	1,015		
Commercial	9,260 S.F.	3/1000 S.F	29 Spaces	2	10		
SubTotal			1,019	23	1,025	42	
TOTAL (including handicap)			1,042		1,067		

The proposed development is consistent with the requirements, which exempt the automatic application of parking.

ANALYSIS

The proposed project is for the construction of a mixed use development consisting of two 68-story towers. The project will consist of 64 floors. Each tower will contain approximately 500 residential units. Parking and amenities will be located in the bottom 12 floors which is the base structure for both towers. The proposed project will contain the following:

- Basement level utilized for storage/trash/electrical vault
- One level of commercial uses on the ground level: 9,000 Square Feet
- Ten levels of parking garage on floors two to 12 1,067 Parking spaces
- One level of amenities with nine condo units (12th floor):
 - Swimming Pool and Hot Tub
 - Outdoor Patio Deck Areas with Outdoor Bar
 - Spa
 - Outdoor Massage Deck
 - Café Bistro
 - TV Lounge/Billiards
 - Entertainment Room
 - Kitchen Prep Area
 - Fitness /Gym
- Residential Units are located in both towers
 - Floors 13-30 - Ten units per floor (270 residential units per tower).
 - Floors 41-60 - Nine units per floor (171 residential units per tower)
 - Floors 61-64 - Suite level four units per floor

TMP-25488 - Staff Report Page Six
January 10, 2008 - Planning Commission Meeting

- Penthouse levels are located within level 64 (2 penthouse units per tower)
 - Each penthouse contains two units, which include an upstairs and downstairs.
- Roof Mechanical Equipment (Top floor)

FINDINGS

- General information (Residential/Commercial)

The site plan depicts a development, which consists of approximately 9,260 square feet of commercial space, 1,011 residential units and a 1,067 space parking structure. The residential units are located in two 68-story towers. The site is designed so that the principal ingress/egress access to the structure is from Third Street, which provides access to the 1,067 space parking garage. An internal driveway will serve as a drop-off and pick-up area, which is located between both buildings. Pedestrian access is provided from Third and Fourth Street. Service and trash facilities will be located within the building.

- Cross Section

The average natural slope across the site is two percent or less. Per Title 19.12.075, if the natural slope of a parcel that will contain a screening wall is less than two percent, the minimum height of the screening wall shall be six feet; with the maximum height of eight feet. A screening wall of six feet in height on the north property line is shown to be built 'by other'.

- Trails

No trails are required adjacent to the subject property.

- Special Conditions of Approval (from SDR-10143)

The parking structure elevations shall be reviewed and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to ensure that there is adequate façade articulation and visual interest where smooth stucco and woven metal fabric panels over cmu substrate is called out on all building elevations.

The proposed water feature shall be subject to Title 14.11.190 Potable or non-potable water utilization.

All development shall be in conformance with the site plan and building elevations, date stamped 12/07/05, except as amended by conditions herein.

TMP-25488 - Staff Report Page Seven
January 10, 2008 - Planning Commission Meeting

The Waiver from the Downtown Centennial Plan build-to-line requirements is hereby approved, to allow less than seventy percent (70%) of the building street wall to align along the edge of the sidewalk.

The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the building elements.

The Waiver from the Downtown Centennial Plan streetscape requirement is hereby approved to allow a reduced sidewalk width of ten feet, and to allow ten palm trees where twelve are required.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

16

ASSEMBLY DISTRICT N/A

SENATE DISTRICT N/A

NOTICES MAILED N/A

APPROVALS 0

PROTESTS 0